

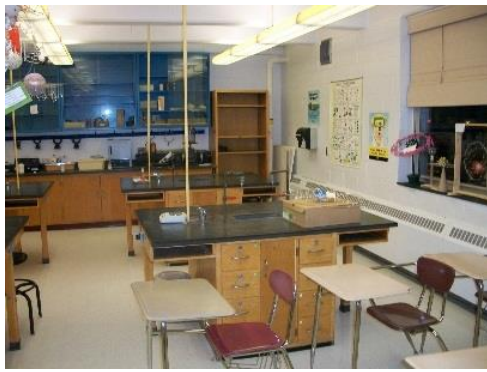




Objectives of the Ad Hoc Building Committee

- ❖ To conduct studies regarding the needs of the respective school facilities and methods of construction, financing and related matters required to meet those needs.
- ❖ Priorities as directed by the Tri-Board
 - ❖ Improve the science classrooms / labs
 - ❖ Relocation of the elementary administration office to the front of the school
 - ❖ All building, fire and health code requirements





SCIENCE – NEW LABORATORIES

Educational Upgrades

- ❖ Renovate classrooms at NSES for the new PK thru 6th Grade Elementary School
- ❖ Technology upgrades (items not completed through recent grants)
- ❖ New Central Kitchen and dedicated space for a Cafeteria / Multipurpose space at NSES
- ❖ All programs available at the first level at NSES
- ❖ Space for meetings & storage at all schools
- ❖ Update Science (Biology, Chemistry, Physics Labs)
- ❖ New space for the Wheeler Cafeteria
- ❖ New Chorus room and updated Band room



DEDICATED CAFETERIA SPACE



Maintenance/Energy



CLASSROOM – LIGHTING

- ❖ Replace windows
- ❖ Improve building envelope insulation
- ❖ Update buildings to meet current codes (Fire, Building, ADA, Health, Energy)
- ❖ Update buildings to meet State standards for Acoustic & Natural Lighting
- ❖ Update buildings to meet State standards for Indoor Air Quality
- ❖ Fix / Replace Roof
- ❖ Title IX and Code upgrade at the Gymnasium
- ❖ Update mechanical, plumbing & electrical systems where necessary



Safety



MAIN OFFICE – SECURITY

- ❖ Asbestos, lead and PCB removal in all buildings
- ❖ Discontinue use of the multipurpose room for physical education at NSES
- ❖ Move computer room to the first floor at NSES
- ❖ Relocation of the Main Office to the front of NSES
- ❖ Discontinue use or modification of the tunnel under Route 2



Construction Approaches Discussed for the Project:

- ❖ Renovation of the Middle/High School at the current location.
 - ❖ **Costs more than proposed approach.** Construction phasing would be difficult & project would take nearly 4 years to complete. Current MS/HS cannot easily be modified to meet codes.
- ❖ “Switching” the MS/HS with the Elementary School for space utilization.
 - ❖ **Costs more than the proposed approach.** Phasing and moving kids would be extremely difficult and disruptive to students over several years.
- ❖ Piecemeal Approach – do the bare minimum not as one project, but as several ongoing projects over multiple years.
 - ❖ **Costs more and we get less. (see next slide)**
- ❖ Renovation of one school first, than another school years later
 - ❖ Difficult to estimate the costs as projection due to unknown reimbursement and interest rates, however, we **estimate the cost to be several million more** over time using this approach and our reimbursement rate would be much lower using this approach.
- ❖ Do nothing at all
 - ❖ This is not an option if we keep educating our children in North Stonington due to the severity of the issues our facilities have.



Capital Improvement Projects Approach

This approach assumes that the existing building and grade configuration will be maintained at each facility and no demolition will occur.

❖ HAZMAT Remediation & Replacement at all Schools:	\$13.9M Gross - \$10.2 Net
❖ Indoor Air Quality – Ventilation & Air conditioning:	\$ 8.9M Gross - \$7.1 Net
❖ Roof Replacement:	\$ 3.2M Gross - \$1.9 Net
❖ Fire Suppression Sprinklers in Schools:	\$ 2.0M Gross - \$1.4 Net
❖ Security - Route 2 Connector and location of Office:	\$ 2.5M Gross - \$1.9 Net
❖ Update Code & ADA Deficiencies:	\$ 5.2M Gross - \$3.6 Net
❖ Existing Science Labs Updated:	\$ 2.3M Gross - \$1.8 Net
❖ Kitchens – Existing equipment and Staffing to remain	
❖ No Site work	
❖ No Building Additions or Demolition	

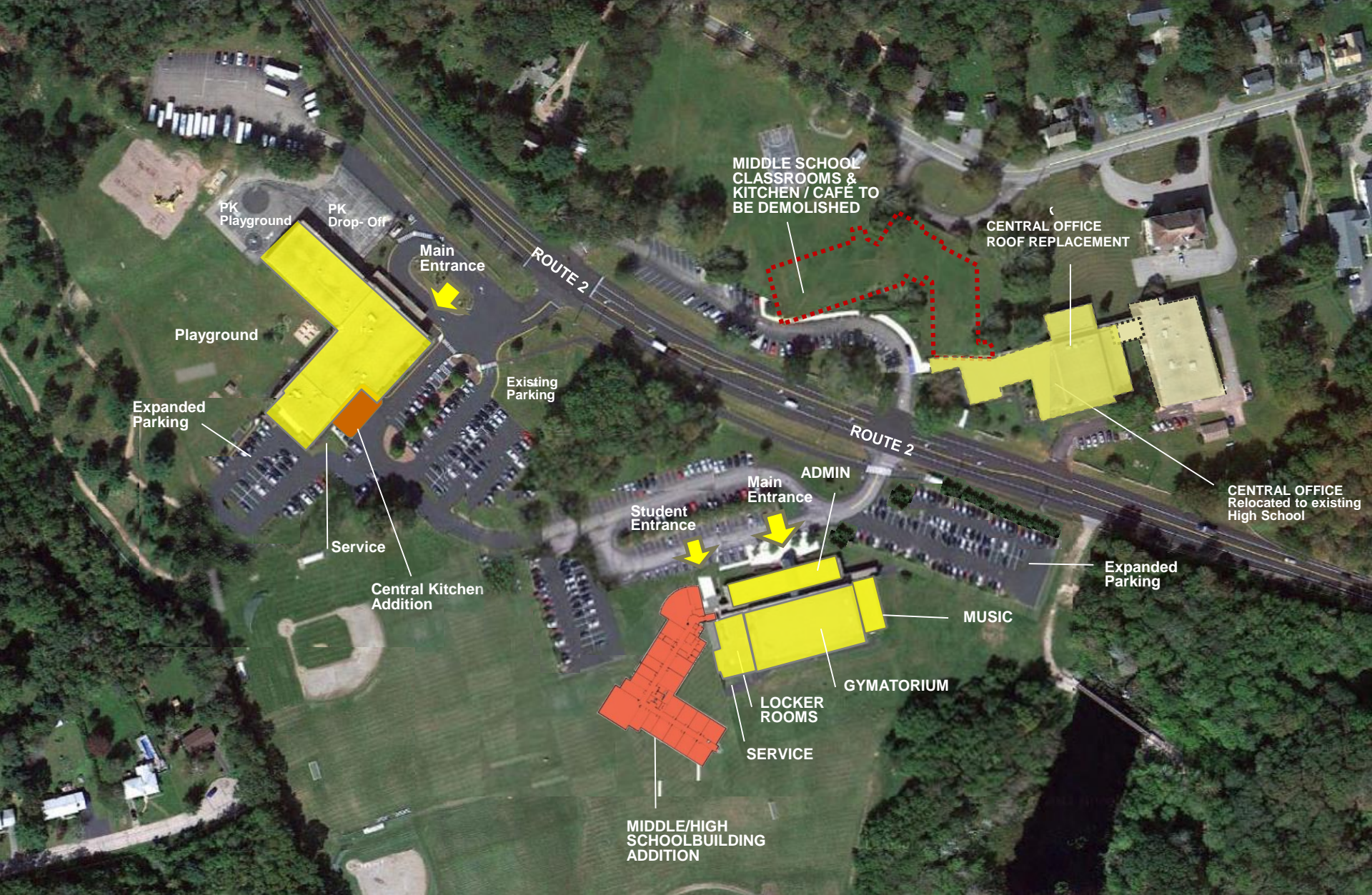
Total Cost \$38 Million, with a Net Cost to the Town of \$27.9 Million

Assumes phased renovations in multiple small projects encompassing summers. All repair and replacement costs will not be eligible for reimbursement. Reimbursement percentages may be lower due to annual changes of reimbursement rates and the limited scope of each project.



**This leads us to the approach
that makes the most sense
educationally & fiscally for our
town as voted unanimously by
our committee....**





 BUILDING DEMOLITION

 BUILDING RENOVATIONS

 BUILDING ADDITION

 BUILDING TO REMAIN

School Modernization Plan NORTH STONINGTON - CT

SITE PLAN



Project Scope

Central Kitchen Addition	2,600 SF
Major Renovations	10,000 SF
Moderate Renovations	7,500 SF
Minor Renovations	13,500 SF
Code / ADA Only	24,296 SF

Enrollment Projections

NSES PK-6th Grade 426 Students Projected Max in 2016-17

Concept Design

Meets Program Space Needs
Dedicated Gymnasium
New Addition for a Central Kitchen and Cafeteria
Main Office at the Main Entry
Meets or exceed Space Guidelines
Code / ADA Improvements
Additional Student and Staff Toilets

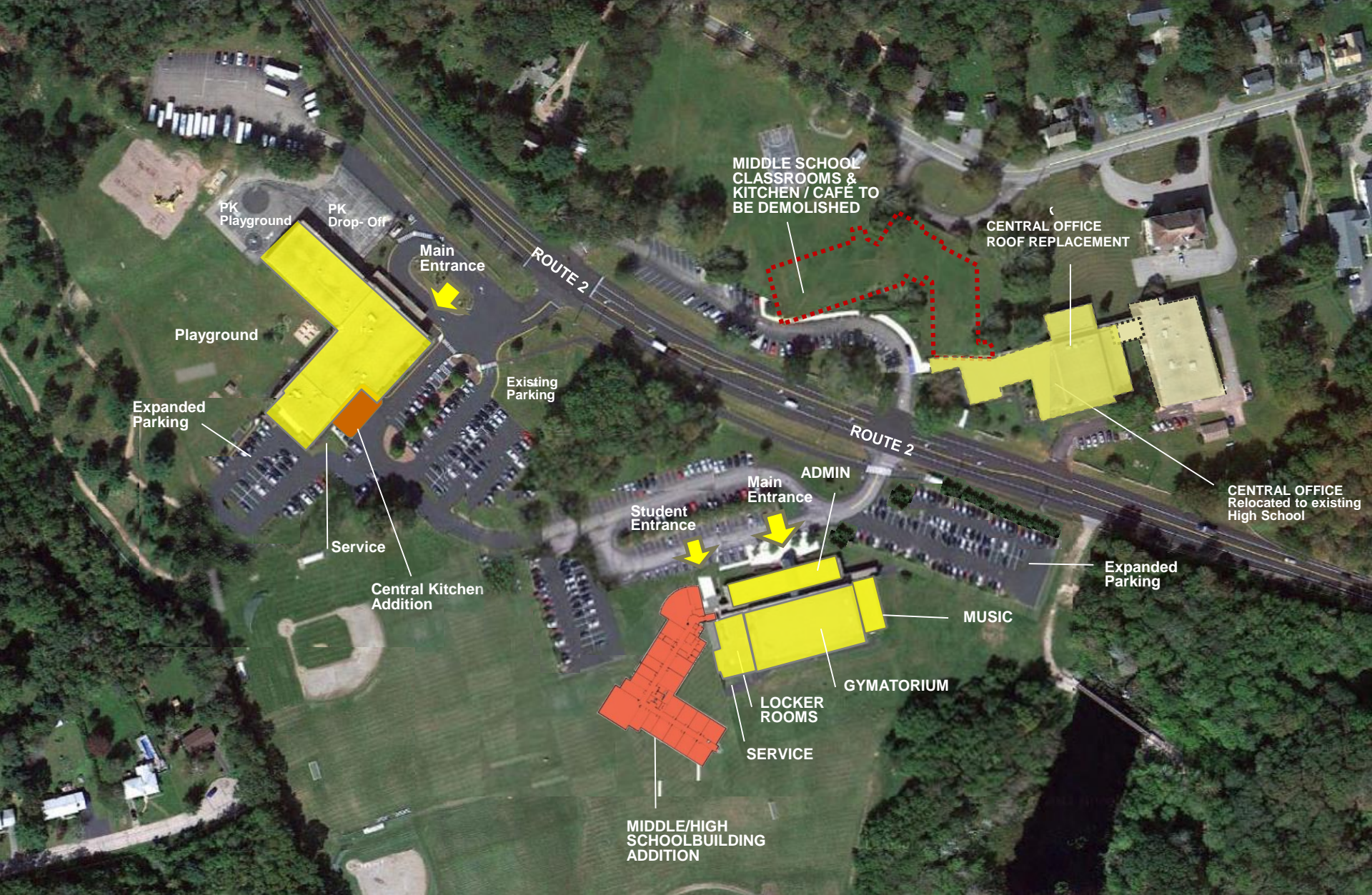




North Stonington Elementary School Budget Breakdown:

HAZMAT & DEMO	\$ 1,422,000
SITE - Allowance	\$ 250,000
ADA / Accessibility	
❖ New Asphalt Parking & Drives	
❖ Walk and Site Improvements	
❖ Utilities	
BUILDING	\$ 8,283,000
❖ New Addition - \$755,000	
❖ Renovations. - \$ 7,528,000	
PHASING (Limited)	\$ 50,000
GENERAL CONDITIONS & PROJECT MANAGEMENT	\$ 1,260,000
CONTINGENCY & ESCALATION	\$ 1,280,000
PROJECT DEVELOPMENT	\$ 1,265,000
❖ Hazmat & Construction Testing	
❖ Project Bonding & Finance	
❖ Design & Commissioning	
❖ FFE / Technology / Permitting / Geotechnical / Survey Etc.	
 TOTAL PROJECT COST	 \$13,810,000
 TOTAL BUILDING AREA – GROSS SF	 57,896 SF
PROJECTED REIMBURSEMENT RATE OF 45.98%	





 BUILDING DEMOLITION

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School Modernization Plan NORTH STONINGTON - CT

SITE PLAN



Addition at Gymnasium	44,250 GSF
Demolition	25,000 GSF
Major Renovations	5,000 GSF
Moderate Renovations	2,500 GSF
Minor Renovations	10,000 GSF
Code / ADA Only	5,727 GSF

Wheeler 7-12 Grade 306 Students Projected Max in 2016-2017

Addition at Gymatorium 44,250 GSF
 Demolition 25,000 GSF
 Major Renovations 5,000 GSF
 Moderate Renovations 2,500 GSF
 Minor Renovations 10,000 GSF
 Code / ADA Only 5,727 GSF

Enrollment Projections

Wheeler 7-12 Grade 306 Students Projected
 Max in 2016-2017

MIDDLE / HIGH SCHOOL BUILDING ADDITIONS

CAFETERIA
 MUSIC
 Faculty
 ELL
 Reading Support
 ART
 ART
 K
 S
 MEDIA CENTER 2500
 MCR 500
 SSC
 WBS
 E
 STAIR
 Conf
 S
 Guidance
 GC
 GC
 SW
 PSY
 GRAPHICS LAB
 CADD & TECH LAB
 SS
 ENGLISH
 MATH
 SCIENCE
 STAIR
 FUTURE EXPANSION IF REQUIRED
 Science Labs

WHEELER

SSC

STAIR

HVAC & BOILER PLANT LOWER LEVEL

**Renovated Gymnasium
and locker rooms**

**7TH & 8TH
GRADES**

Science Labs

KEY PLAN

Storage	S
Toilet	T
Conference	C
Office	O
Athletic Dir	AD
Social Worker	SW
Psychologist	Psy
Reception	R
Principal	P
Assistant Principal	AP
Reading	Rd
Waiting	W
Faculty Toilet	FT
Resource	Res
Special Ed	S Ed
Guidance Councilor	GC
Practice Room	Pr
Trainer	Tr
Media Classroom	MCR
WB Studio	WBS
Student Study Center	SSC
Elevator	E





KEY PLAN

Storage	S
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Resource	Res
Special Ed	S Ed
Guidance Councilor	GC
Practice Room	Pr
Trainer	Tr
Media Classroom	MCR
WB Studio	WBS
Student Study Center	SSC
Elevator	E



Wheeler Middle & High School Budget Breakdown:

HAZMAT & DEMO	\$ 925,000
SITE - Allowance	\$ 850,000
ADA / Accessibility	
❖ New Asphalt Parking & Drives	
❖ Walk and Site Improvements	
❖ Utilities	
BUILDING	\$15,900,000
❖ New Addition - \$12,190,000	
❖ Renovations. - \$3,710,000	
PHASING (Limited)	\$ 20,000
GENERAL CONDITIONS & PROJECT MANAGEMENT	\$ 1,610,000
CONTINGENCY & ESCALATION	\$ 2,190,000
PROJECT DEVELOPMENT	\$ 1,615,000
❖ Hazmat & Construction Testing	
❖ Project Bonding & Finance	
❖ Design & Commissioning	
❖ FFE / Technology / Permitting / Geotechnical / Survey Etc.	
 TOTAL PROJECT COST	 \$23,110,000
 TOTAL BUILDING AREA – GROSS SF	 71,180 SF
PROJECTED REIMBURSEMENT RATE OF 38.28%	



Project Budget 2016

North Stonington Elementary School Project Cost	\$13,810,000
State Reimbursement 46.07% Reduced by Space Standards	45.98%
State Reimbursement \$'s Based on 98.25% Eligible Cost	<u>\$6,240,000</u>
Cost to the Town of North Stonington	\$7,570,000
Wheeler Middle & High School Project Cost	\$23,110,000
State Reimbursement 46.07% Reduced by Space Standards	38.28 %
State Reimbursement \$'s Based on 98.5% Eligible Cost	<u>\$8,710,000</u>
Cost to the Town of North Stonington	\$14,400,000
BOE Roof Project Cost	\$ 480,000
State Reimbursement 46.07% Reduced by Space Standards	23.03 %
State Reimbursement \$'s Based on 100% Eligible Cost	\$ 110,000
Cost to the Town of North Stonington	\$ 370,000
Project Cost	\$37,400,000
Short Term Financing	<u>\$1,150,000</u>
Total Project Cost	\$38,550,000
Estimated State Reimbursement	<u>-\$15,060,000</u>
Cost to the Town of North Stonington	\$23,490,000
Net Cost to the Town of North Stonington with 100% Space Standard Waiver is estimated at	\$21,680,000



State reimbursement – what the research shows

- ❖ Since the year 2000 over 1,000 grant applications for school projects have been applied for and received funding.
- ❖ Representative Diana Urban has stated "I can tell you that in all my years in Hartford I have never seen school construction reimbursement used to balance a budget. I talked to the Chair of Education and he has heard nothing that would indicate that reimbursement would be changed."
- ❖ Architect Rusty Malik " I have been working on school projects almost exclusively since 1989 and each year the projects received funding from the state. To date I am not aware of any project or any year that the State did not fund the school construction projects."

Conclusion- Based on the facts and numbers we have, State Reimbursement is something we should plan to utilize. In the unlikely event we do not receive State Reimbursement, our leadership can simply decide not to do the project or work within the reimbursable numbers we are counting on

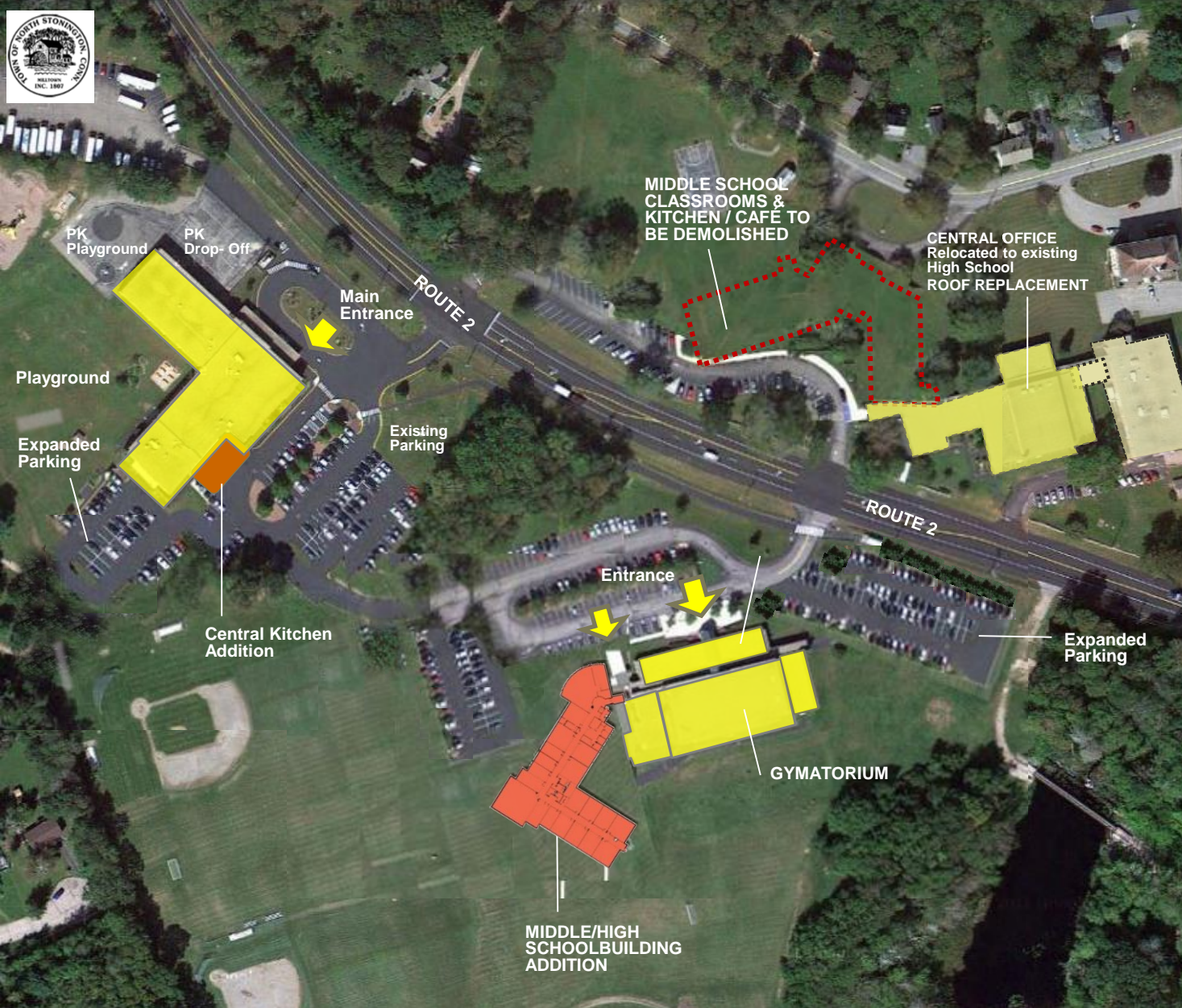


PROJECT BUDGET

Budget	<i>2014 Project</i>	<i>TODAYS COST of 2014 Project</i>	<i>PROPOSED PROJECT</i>
<i>NSES Project Cost</i>	<i>\$15.97M</i>	<i>\$17.84M</i>	<i>\$13.81M</i>
<i>State Reimbursement</i>	<i>\$ 6.34M</i>	<i>\$ 7.14M - 41%</i>	<i>\$ 6.24M - 45.98%</i>
<i>NSES Cost to Town</i>	<i>\$ 9.63M</i>	<i>\$10.70M</i>	<i>\$ 7.57M</i>
 <i>WMHS Project Cost</i>	 <i>\$24.55M</i>	 <i>\$26.83M</i>	 <i>\$23.11M</i>
<i>State Reimbursement 38.28%</i>	<i>\$ 8.31M</i>	<i>\$ 9.12M - 34.84%</i>	<i>\$ 8.71M - 38.28%</i>
<i>WMHS Cost to Town</i>	<i>\$16.24M</i>	<i>\$17.71M</i>	<i>\$14.40M</i>
 <i>BOE Roof Project Cost</i>	 <i>\$ 0.00M</i>	 <i>\$ 0.00M</i>	 <i>\$ 0.48M</i>
<i>State Reimbursement 23.03%</i>	<i>\$ 0.00M</i>	<i>\$ 0.00M</i>	<i>\$ 0.11M - 23.03%</i>
<i>BOE Cost to Town</i>	<i>\$ 0.00M</i>	<i>\$ 0.00M</i>	<i>\$ 0.37M</i>
 <i>Project Financing</i>	 <i>\$ 0.00M</i>	 <i>\$ 0.70M</i>	 <i>\$ 1.15M</i>
<i>Additional HAZMAT</i>	<i>\$ 0.00M</i>	<i>\$ 2.00M</i>	<i>Included in Budget</i>
<i>New Roof for BOE Space</i>	<i>\$ 0.00M</i>	<i>\$ 0.48M</i>	<i>Included in Budget</i>
<i>Additional Project Cost</i>	<i>\$ 0.00M</i>	<i>\$ 3.18M</i>	<i>Included in Budget</i>
<i>State Reimbursement</i>	<i>\$ 0.00M</i>	<i>\$ 0.80M</i>	<i>Included in Budget</i>
<i>Cost to Town</i>	<i>\$ 0.00M</i>	<i>\$ 2.38M</i>	<i>\$ 1.15M</i>
 <i>Total Project Cost</i>	 <i>\$40.52M</i>	 <i>\$47.85M</i>	 <i>\$38.55M</i>
<i>State Reimbursement</i>	<i>\$14.65M</i>	<i>\$17.06M</i>	<i>\$15.06M</i>
<i>*Total Cost to North Stonington</i>	<i>\$25.87M</i>	<i>\$30.79M</i>	<i>\$23.49M</i>

THE PROPOSED PROJECT ACTUALLY COSTS \$7 MILLION LESS IN TODAY'S DOLLARS THAN THE 2014 PROJECT





PROJECT BENEFITS

WHEELER MIDDLE AND HIGH SCHOOL

- Buildings consolidated at the west side of route 2 addressing security concerns
- Building and infrastructure updated to meet all current codes – Health / Safety / Fire
- Building air quality, lighting & acoustics updated to meet State Standards
- All hazmat remediated
- Energy efficient high performance buildings
- New science labs and instructional classrooms
- All educational needs addressed in the academic building addition

NORTH STONINGTON ELEMENTARY SCHOOL

- Main office at building entrance
- Building and infrastructure updated to meet all current codes – Health / Safety / Fire
- Building air quality, lighting & acoustics updated to meet State Standards
- All hazmat remediated
- Energy efficiency optimized
- New Central Kitchen and dedicated cafeteria and multipurpose room
- All educational needs addressed



 BUILDING DEMOLITION

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School Modernization Plan
NORTH STONINGTON - CT

DISCUSSION

